

Message Text

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ACTION ABF-01

INFO OCT-01 EA-09 ISO-00 FBOE-00 A-01 SIG-02 SS-15
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R 040710Z MAY 77
FM AMEMBASSY MANILA
TO AMEMBASSY KUALA LUMPUR
INFO DIRECTOR USGAO HONOLULU
SECSTATE WASHDC 9254

UNCLAS MANILA 6711

FOR AMBASSADOR UNDERHILL FROM STAFFORD, MANAGER, BANGKOK
OFFICE, USGAO
SECSTATE FOR DIRECTOR, OPERATIONS ANALYSIS AND GAO LIAISON
(BF-GAO)

E.O. 11652: NA
TAGS: AFSP, AGAO
SUBJ: REVIEW OF THE OFFICE OF FOREIGN BUILDINGS AND STATE
DEPARTMENT'S MANAGEMENT OF OVERSEAS REAL ESTATE

REF: STATE 051349

1. GAO WILL INITIATE THE SUBJECT REVIEW IN MALAYSIA ON
OR ABOUT MAY 16, 1977. THE DEPARTMENT OF STATE HAS BEEN
NOTIFIED OF THIS ASSIGNMENT (SEE REFTEL).

2. THE WORK IN MALAYSIA IS A PART OF A WORLDWIDE GAO
REVIEW OF THE STATE DEPARTMENT'S OFFICE OF FOREIGN
BUILDINGS OPERATIONS (FBO) IN CARRYING OUT ITS RESPONSIBILITIES
FOR MANAGING THE DEPARTMENT'S REAL ESTATE ACTIVITIES AND
HOLDINGS. GAO WILL REVIEW THE MAIN ELEMENTS OF THE FBO'S
MANAGEMENT SYSTEM INCLUDING PLANNING ACTIVITIES, REQUIREMENTS
DETERMINATION FACTORS, STANDARDS AND CRITERIA FOR BUILDING,
BUYING, LEASING, AND ASSIGNING SPACE, AND THE FINANCIAL
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METHODS USED TO MANAGE THE REAL ESTATE.

3. EMPHASIS WILL BE PLACED ON (A) SHORT-TERM LEASING
VS. ACQUISITION AND/OR CONSTRUCTION OF RESIDENCES FOR
FOREIGN SERVICE PERSONNEL; (B) THE MAINTENANCE OF THE UNITED
STATES PROPERTIES ABROAD; (C) THE POST'S MANAGEMENT OF
MINOR CAPITAL IMPROVEMENTS AND ALTERATIONS PROGRAM, (D)

IDENTIFICATION AND DISPOSITION OF UNUSED OR EXCESS SPACE, AND (E) POSSIBLE PROBLEMS ASSOCIATED WITH RECENT CONSTRUCTION PROJECTS. IN ADDITION, THE REVIEW WILL COVER PROCEDURES NEEDED TO ASSURE THAT U.S. BUILDINGS ABROAD MEET HIGH ARCHITECTURAL STANDARDS, AND WHETHER FBO IS RESPONSIVE TO THE POST'S REAL ESTATE NEEDS.

4. TO INITIATE THIS REVIEW, THE STAFF WILL REQUIRE (A) A COMPLETE AND CURRENT LISTING OF REAL ESTATE AND PROPERTY HOLDINGS, OWNED OR LEASED, FOR WHICH THE EMBASSY IS RESPONSIBLE; (B) A LISTING OF SUCH PROPERTIES OF OTHER U.S. GOVERNMENT AGENCIES, IF ANY; (C) COPIES OF ANNUAL REPORTS REQUIRED ON REAL PROPERTIES BY 6 FAM 780; (D) LISTING OF MINOR CAPITAL IMPROVEMENTS PROPOSED BY POST; AND (E) A COMPLETE AND CURRENT LISTING OF U.S. GOVERNMENT PERSONNEL. THE LATTER WILL BE USED TO COMPILE INFORMATION ON THE TYPE OF HOUSING PROVIDED MISSION PERSONNEL. FOR ITEM (A) THE STAFF WILL NEED TO KNOW:

(1) TYPE OF BUILDING (I.E., OFFICE, WAREHOUSE, RESIDENCE).

(2) WHETHER OWNED OR LEASED; (3) SIZE AND SPACE (SQUARE FEET); (4) FOR GOVERNMENT-OWNED PROPERTIES -- THE COST AND DATE OF CONSTRUCTION OR ACQUISITION; (5) FOR LEASED PROPERTIES -- ANNUAL LEASE COST, ORIGINAL DATE AND LENGTH OF LEASE, AND NUMBER OF TIMES THE LEASE WAS RENEWED. ANY ASSISTANCE YOU CAN PROVIDE IN ACCUMULATING THIS INFORMATION PRIOR TO THE STAFF'S ARRIVAL WILL BE APPRECIATED.

5. WE ESTIMATE IT WILL TAKE TWO MEN ABOUT 4 WEEKS TO PER-
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FORM THIS REVIEW IN MALAYSIA. THE WORK WILL BE CONDUCTED UNDER THE GENERAL DIRECTION OF JAMES N. STAFFORD, MANAGER, BANGKOK OFFICE, AND WILL BE PERFORMED BY THE FOLLOWING GAO REPRESENTATIVES: ROBERT J. DZIEKIEWICZ, SUPERVISOR AND GEORGE W. MOORE, JR.

6. I CERTIFY THAT MESSRS. DZIEKIEWICZ AND MOORE HAVE BEEN GRANTED SECURITY CLEARANCE FOR OFFICIAL PURPOSES FOR ACCESS TO SECURITY INFORMATION CLASSIFIED UP TO AND INCLUDING TOP SECRET ON THE BASIS OF EXECUTIVE ORDER 10450. THIS CERTIFICATION IS NOT TO BE HONORED UNLESS THE REPRESENTATIVES NAMED HEREIN PRESENT OFFICIAL GAO CREDENTIALS.

7. THE STAFF PLAN TO ARRIVE IN KUALA LUMPUR MAY 16, 1977, VIA MH 831 AT 1520 HOURS. STAFF WOULD LIKE TO MEET WITH EMBASSY OFFICIALS IN THE MORNING OF MAY 17 TO DISCUSS NATURE AND SCOPE OF WORK IN MORE DETAIL. TRANSPORTATION FROM AIRPORT TO HOTEL NOT REQUESTED. PLEASE MAKE HOTEL RESERVATIONS FOR TWO SINGLES BEGINNING MAY 16, 1977 AND ADVISE OUR

BANGKOK OFFICE OF ARRANGEMENTS MADE. WE APPRECIATE
YOUR ASSISTANCE.
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Message Attributes

Automatic Decaptioning: X
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Channel Indicators: n/a
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Decaption Note:
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Disposition Approved on Date:
Disposition Case Number: n/a
Disposition Comment:
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Enclosure: n/a
Executive Order: N/A
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